

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATIONS OF REDEVELOPERS  
360-378 COLUMBUS AVENUE  
IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, each of the South End residents, listed below and hereinafter referred to as "the Applicant", has expressed an interest in and submitted a satisfactory proposal for the development of each of the following properties, hereinafter referred to as "the Property", on Columbus Avenue in the South End Urban Renewal Area:

<u>Applicants.</u>	<u>Property</u>	<u>No. of Units</u>
Arthur and Muriel Erickson* 226 W. Canton Street	360 Columbus Avenue	3
Manuel Teixeira 408 Columbus Avenue	362 Columbus Avenue	3
Vincent and Claire Ambrosini 18A Paul Place	364 Columbus Avenue	3
Linda Bergendahl 146 Chandler Street	366 Columbus Avenue)	1
Michael Townes 1 Paseo Boriken	Joint Owners 366 Columbus Avenue)	2
Dennis and Maude Wright 3 Appleton Street	368 Columbus Avenue	1
Paul and Patricia Eng* 85 Appleton Street	370 Columubs Avenue	3

<u>Applicants</u>	<u>Property</u>	<u>No. of Units</u>
Rackard Family 211 W. Newton Street	372 Columbus Avenue	3
Wendy Jamieson* 18 St. Charles Street	374 Columbus Avenue)	1
Joint Owners	)	
Edward and Tillyruth Teixeira 676 Tremont Street	374 Columbus Avenue)	1
	)	
Matthew Hollinshead 3 St. Charles Street	374 Columbus Avenue	1
Donald Halfkenney and Karen Pressman	376 Columbus Avenue)	1
33 E. Springfield Street	)	
Joint Owners	)	
Stephen and Cortelle Moss 12 Holyoke Street	376 Columbus Avenue)	1
	)	
Jessie and Lillie Chastang* 378 Columbus Avenue	378 Columbus Avenue	3 <hr/> 27

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and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

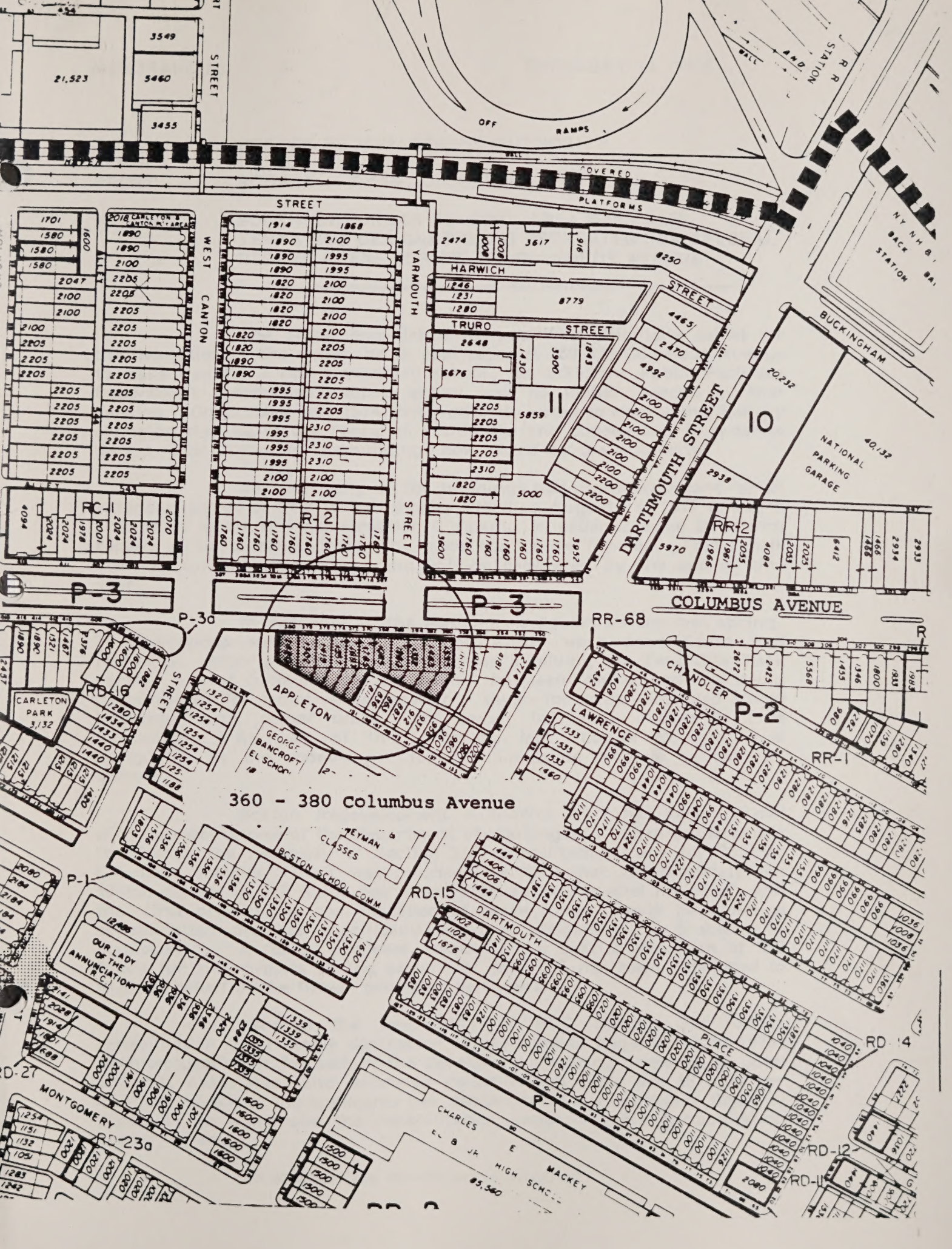
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That each Applicant be and hereby is tentatively designated as Redeveloper of the respective listed above property on Columbus Avenue in the South End Urban Renewal Area.
2. That it is hereby determined that each Applicant possess the qualifications and financial resources, pending 312 funding, necessary to acquire and develop his or her respective property in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that each of the proposed developments will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measure have been taken and are being utilized to avoid or minimize damage to the environment.



5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)





360 - 380 Columbus Avenue



## MEMORANDUM

DECEMBER 14, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA MASS R-56  
TENTATIVE DESIGNATION IS REQUESTED FOR SEVERAL  
REDEVELOPERS FOR 360-378 COLUMBUS AVENUE

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The South End Urban Renewal Plan originally called for the demolition of the eleven brick rowhouses at 360-378 Columbus Avenue to make way for a new elementary school. In 1973, the Public Facilities Department determined that a school was no longer needed at that location. On October 16, 1974, the Authority voted to modify the Plan by changing the use of the Parcel to residential and commercial, in order to permit rehabilitation of the buildings now owned by the Authority.

Because many of the buildings had remained vacant for an extended period of time, the Authority voted on August 18, 1977 to award a contract to Cousins Construction Company, in order to make structural repairs prior to rehabilitation by moderate income families. This repair work is currently underway and will be completed by the end of this year.

In response to the Authority's advertisement last spring, 75 applications were received, 50 of which were from South End residents. After a lengthy review process involving the Tent City Task Force - a local community organization - fourteen families are now being recommended for tentative designation - seven for owner-occupied single buildings with rental units, and seven for joint ownership (see Resolution). As part of this program, Mrs. Louise McIntosh was designated as the redeveloper for 380 Columbus Avenue earlier this summer.

Boston Redevelopment Authority staff has recently met with representatives of the Department of Housing and Urban Development to discuss the necessity of Section 312 rehabilitation loans for 360-380 Columbus Avenue. Staff was informed by HUD that approximately ten million dollars in 312 funds has been reserved for "Special Projects"; and that first priority, in the allocation of these funds, would be given to rehabilitation projects specifically aimed at mitigating the problems of displacement. A formal proposal, requesting a special allocation of 312 funds for this project in the amount of \$810,000 has been submitted to HUD on behalf of the fifteen proposed deisgnees.

Pending the availability of HUD Section 312 funds, rehabilitation by a single contractor is expected to begin in early 1979. Architectural plans for each of the developers are being prepared by John Sharratt Associates, and estimated rehabilitation costs are \$81,000 per building. Each of the applicants has demonstrated the necessary financial capability to undertake the rehabilitation under the 312 Rehabilitation Loan Program.

An appropriate resolution is attached.